

ROW005A

Jan Rodney Nelson et ux Odissia Nelson

102556/202000

017-0-00 W

12/03/09 8:25:38
DK W BK 622 PG 571
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

APPROVED
By PDM at 1:55 pm, Oct 20, 2008

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of

sixty-four thousand
five hundred

/100 Dollars

(\$ 64,500.00) the receipt and sufficiency of which is hereby acknowledged,

I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi

Transportation Commission the following described land:

The following descriptions are based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of .99997224 and a grid to geodetic azimuth angle of (-) 00 degrees 13 minutes 28 seconds developed at the approximate center of Project No. STP-0029-02(014) [102556/202000]. It is the intent of these descriptions to convey that portion of grantors property between the existing property lines and the proposed right-of-way lines as defined by said project:

INDEXING INSTRUCTIONS:

Portion of Lot 17 of the James H. Berry subdivision
Plat book 6 page 1, SE ¼ of NW ¼ of Section 31,
Township 2 South, Range 5 West, Desoto County, Mississippi

Commencing at a found 2" iron pipe at the Southwest corner of Section 31, Township 2 South, Range 5 West, Desoto County, Mississippi, said point identified as N 1950568.21 E 2463319.06, on the above referenced coordinate system, run North 39 Degrees 09 Minutes 00 Seconds East a distance of 3497.00 feet to a point at the intersection of the grantor's west property line and the proposed north right-of-way line as shown on the acquisition maps of Project Number STP-0029-02(14) [102556/202000], and being 195.00 feet left of proposed Interstate 269 project centerline station 678+19.50, having a value of N 1953280.11 E 2465526.90, on the above referenced coordinate system; and being hereinafter referred to as the **Point of Beginning**;

Initial J. R. N.
O. N.

Mr. Rainey
Box 1480
Oxford MS 38655

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From the **Point of Beginning** run thence along the proposed north right-of-way line and with a curve to the left having an arc length of 14.27 feet, a radius of 11264.16 feet, a chord bearing of North 85 Degrees 33 Minutes 38 Seconds East, for a distance of 14.27 feet to a point of tangency on the proposed north right-of-way line and being 195.00 feet left of the proposed centerline station 678+34.01 on the above referenced project;

thence continue along the proposed north right-of-way line North 85 Degrees 31 Minutes 27 Seconds East a distance of 164.12 feet to a point at the intersection of the grantor's east property line and the proposed north right-of-way line and being 195.00 feet left of the proposed centerline station 679+98.14 on the above referenced project;

thence along the grantor's east property line South 00 Degrees 51 Minutes 45 Seconds East a distance of 81.03 feet to a point at the grantor's southeast corner and being 114.13 feet left of the proposed centerline station 679+93.03 on the above referenced project;

thence along the grantor's south property line South 89 Degrees 08 Minutes 15 Seconds West a distance of 178.04 feet to a point at the grantor's southwest property corner and being 125.33 feet left of the proposed centerline station 678+15.15 on the above referenced project;

thence along the grantor's west property line North 00 Degrees 51 Minutes 45 Seconds West a distance of 69.80 feet back to the **Point of Beginning**, containing 13427 square feet, 0.31 acres, more or less, situated in the SE ¼ of NW ¼ of Section 31, Township 2 South, Range 5 West, Desoto County, Mississippi.

Together with any and all abutters rights of access, if any, in, to, over, on and across the above described parcel of land.

Initial HR ON
S A N
O.N

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JRN
ABP ON

The grantor herein further warrants that the above described property is ~~not~~ part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signature on the 15th day of, July A.D., 2009

Jan Rodney Nelson
Odissia Nelson

Grantee, Prepared by and return to:

Miss. Department of Transportation

Right of Way Division

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone: 601-359-7512

Account No. 102556/202000

Grantor Address:

Jan Rodney & Odissia Nelson
12413 James Berry Road
Byhalia, Ms 38611

Phone: (662) 938-2967

Business No. NA

Return to

Hollman RANEY

PO Box 1480

OXFORD MS 38655

Initial _____

Initial _____, _____, _____